

**AGENDA:** December 10, 2002

**7.1**

**CATEGORY:** New Business

**DEPT.:** Public Works

**TITLE:** Authorization for Staff to Enter into Preliminary Real Property Discussions—the Avenidas Organization—Senior Day Health Care

### **RECOMMENDATION**

Authorize City staff to enter into preliminary real property discussions with Avenidas regarding a possible senior day health care facility on the portion of the Senior Center parcel designated for this use in the approved Senior Center Master Plan.

### **FISCAL IMPACT**

There is no fiscal impact associated with discussions with Avenidas. Fiscal impact, if any, will be determined upon completion of discussions.

### **BACKGROUND AND ANALYSIS**

The concept of a senior day health care facility on City-owned property was an outgrowth of discussions regarding the scope of the services and facilities desired in the portion of Rengstorff Park included in the recently adopted Senior Center Master Plan. With formal adoption of the Master Plan on November 19, 2002, Avenidas representatives contacted staff to indicate interest in initiating formal discussions with the City regarding a tenancy on the Senior Center site. Staff is requesting City Council approval to proceed with preliminary discussions with Avenidas.

In November 2001, the City Council received a proposal from Avenidas, a senior day health care provider located in Palo Alto, and Palo Alto Community Child Care (PACCC) to collaborate with the City to provide child-care and senior day health care services in conjunction with Community Center/Senior Center planning efforts. Avenidas, a nonprofit senior day health care provider, explained they were under a time constraint to move from their facility at the Palo Alto Baptist Church by August 2005. The potential for an "intergenerational center" was also raised. A copy of that letter is found in Attachment 1.

Avenidas is one of three senior day health care providers in Santa Clara County of which staff is aware. They have provided services for over 30 years and are the sole North County senior day health care provider. Avenidas has a long-standing relationship with the City of Mountain View, receiving an annual \$5,000 Community Development Block Grant (CDBG) since Fiscal Year 1990-91 and providing services to Mountain View seniors. On average, 30 to

35 seniors, or one-third of Avenidas clients, are Mountain View residents. Fees are charged on a sliding scale according to ability to pay, with approximately one-third of their clients funded through Medi-Cal and the remainder privately funded. Avenidas is a nonprofit organization with an endowment of \$6.5 million.

As the Senior Center Master Plan developed over the next year, the City Council decided to pursue separate facilities for child care and senior day health care instead of a combined intergenerational facility. The City Council made these policy decisions after a survey of Senior Center users and several study sessions and public meetings where there was support for the concept of senior day health care but a preference for independent rather than intergenerational programs. The City Council approved the Senior Center Master Plan on November 19, 2002, including space for an 8,700 square foot senior day health care facility fronting on Escuela Avenue.

Throughout these discussions, Avenidas remained interested in partnering with Mountain View to provide senior day health care, attending the many meetings and public forums on the Master Plan. August 28, 2002 (Attachment 2) and November 18, 2002 (Attachment 3) letters from Avenidas President and CEO Lisa Hendrickson express continuing interest in working with the City to build and operate the center. Avenidas is currently considering two locations, the Mountain View Senior Center site and a larger site. Their preference at this time is to pursue both locations; however, they need to understand the terms of a Mountain View facility to finalize their plans. According to Ms. Hendrickson, their goal is to finalize a site selection in the next 90 days.

To advance the concept of senior day health care, the City Council can direct staff to negotiate with Avenidas to see if a tenancy can be accomplished in their time frame to relocate by fall 2005. If negotiations with Avenidas are not mutually successful, the City Council could then initiate a Request for Proposal (RFP) to select a provider. The time frame for the RFP process is lengthy and could eliminate Avenidas from consideration, as it may not meet their relocation schedule. If authorized to proceed, staff will return to City Council for approval of negotiated terms and conditions.

### **ALTERNATIVE**

Council could solicit proposals by initiating the formal RFP process. The process may or may not produce additional viable proposals, since there are few providers in the area, and could take a minimum of six months to complete, potentially eliminating Avenidas from consideration.

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**PUBLIC NOTICING**—Agenda posting.

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Attachments: 1. Avenidas Letter of November 14, 2001  
2. Avenidas Letter of August 28, 2002  
3. Avenidas Letter of November 18, 2002

cc: Avenidas

TPM, CPM(A), RCM, RS—Petersen, SPM—Fallah, SAA—Woodhouse, F/c